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Site K

RINCON POINT-SOUTH BEACH DEVELOPMENT PROJECT AREA

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REFERENCE BOOK

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SITE DESCRIPTION

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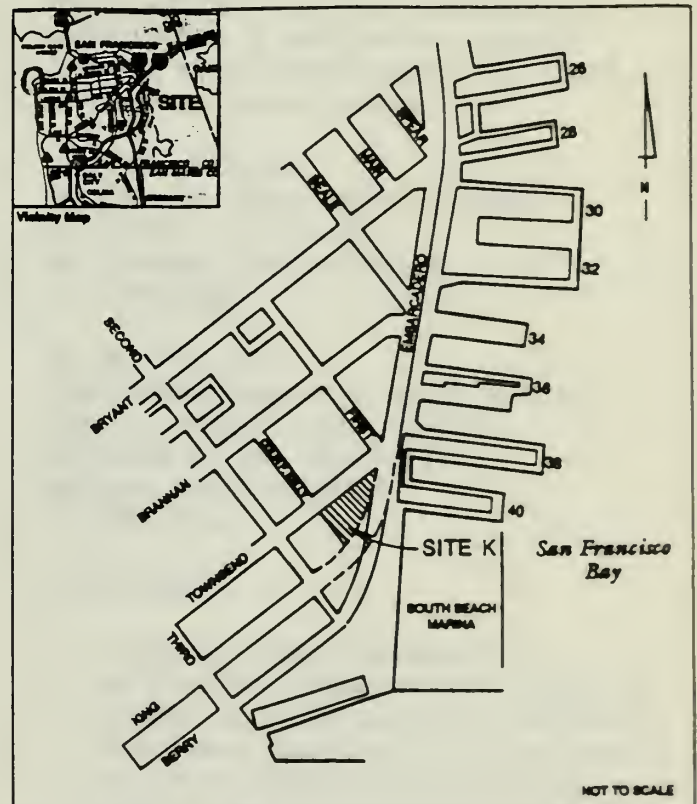
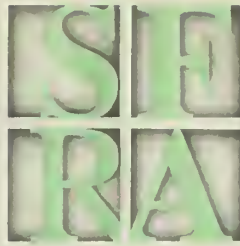


Figure 1. Site Location

undeveloped lot that is also expected to be converted to residential use bounds Site K to the west. Site K is currently divided into northern and southern portions. The northern portion is fenced and covered with pavement and has an abandoned bus maintenance garage along the western property line. The southern portion is unpaved and is currently occupied by self-storage cargo lockers.

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RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA

INTRODUCTION

As part of the San Francisco Redevelopment Agency (SFRA) Rincon Point - South Beach Redevelopment Project Area, an affordable housing development is proposed for the San Francisco Port Commission seawall Lot 333 that is referred to by the SFRA as Site K. The site is located at 1 through 59 1/2 Townsend Street at The Embarcadero in San Francisco, California.

Bridge Housing has been selected by the SFRA as the developer for the project. As required by Article 20 of the San Francisco Public Works Code referred to as the Maher Ordinance, the SFRA retained Harding Lawson Associates (HLA) to evaluate the presence of hazardous materials in the soil and groundwater at Site K. Potentially hazardous chemical constituents were identified at the site and remedial measures have been developed to minimize the adverse human health effects that would be associated with the development activities. The proposed remedial measures for Site K have been outlined in a site mitigation plan (SMP). The SMP has been reviewed and approved by the San Francisco Department of Public Health. The SFRA has also requested that the California Department of Health Services (DHS) review the site investigation activities and remedial measures.

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Site K is a 1.4-acre parcel which is bounded by Townsend Street, To the north, King Street to the south, and The Embarcadero to the east. An

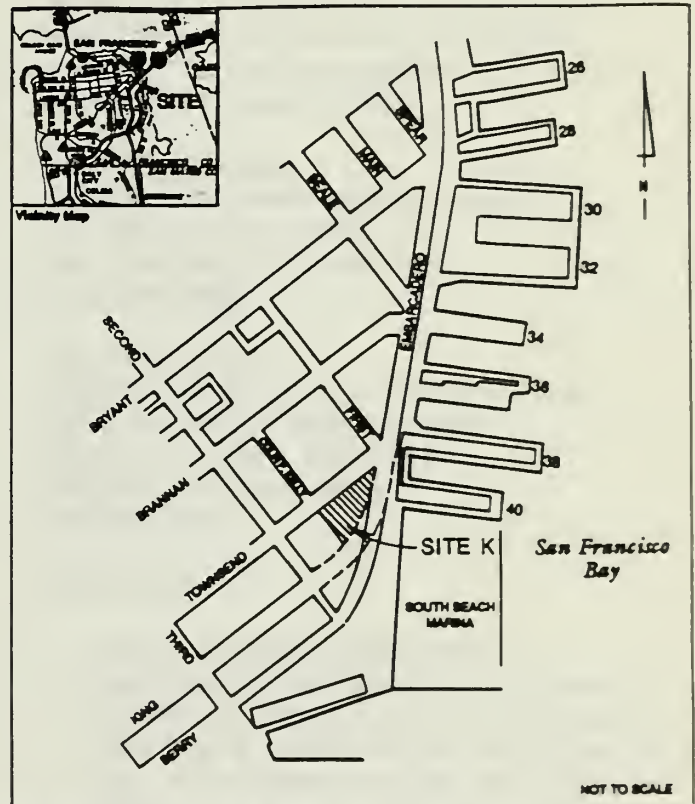


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groundwater samples were collected beneath each tank to determine if petroleum releases had occurred. Five tanks were judged to have leaked.

In 1988, as part of the realignment of Townsend Street, an investigation was performed on behalf of the SFRA to evaluate the extent of the releases from three tanks that were formerly located beneath the sidewalk of Townsend Street. In 1989, the majority of the petroleum contaminated soil beneath Townsend Street was removed as part of the realignment.

To obtain a building permit at Site K, the requirements of the Maher Ordinance must be satisfied. The Maher Ordinance requires the preparation of a report that describes the previous land use of the site and surrounding area with emphasis placed on the use, management, and potential release of hazardous materials. On the basis of the site history results, sampling and chemical analysis were performed to identify the distribution and types of chemicals in the soil and groundwater.

The environmental assessment of Site K indicated that PNAs and lead were present in the soil at concentrations that were in excess of the state hazardous waste criteria. In addition, petroleum leaks from underground tanks have impacted the soil and groundwater at Site K. The health risks associated with the above-mentioned chemicals were evaluated for construction workers, nearby residents, and future residents of Site K.

PROPOSED REMEDIAL MEASURES

In order to lessen concern raised by the chemicals in the soil, remedial measures have been proposed and were judged to be acceptable by SFDPH. The mitigation measures include:

- 1) Implementation of a health and safety plan for use by the construction workers.
- 2) Excavating and treating the petroleum contaminated soil in accordance with the SMP.
- 3) Encapsulation of the onsite soil with concrete pavement or by placing two feet of imported soil in the landscape areas.

- 4) Imposition of land use restrictions to prevent the disturbance of contaminated soil following construction.
- 5) Collection and analysis of additional groundwater samples

FOR MORE INFORMATION

A public hearing/workshop of the development plans and environmental concerns will be conducted at the SFRA office in the third floor conference room at 770 Golden Gate Avenue in San Francisco, California, on March 26, 1991 at 4:00 p.m. A copy of the site assessment that was performed for Site K is available at the SFRA office, and the DHS Office in Berkeley for public review. If you have any questions regarding the environmental concerns at Site K development, please contact:

Mr. Philip Williams
San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, California 94102
(415) 749-2400

Ms. Wei Wei Chui
California Department of Health Services
Toxic Substances Control Program
700 Heinz Avenue, Building F
Berkeley, California 94710
(415)540-3803

GLOSSARY

- **Article 20 (Maher Ordinance):** A San Francisco Ordinance which requires a detailed site history and soil investigation to determine if hazardous compounds exist at a site. If hazardous materials are found in soil on the site, a plan for remediating the hazards must then be submitted to the San Francisco Department of Public Health for their review and approval.
- **Remedial Measures:** Measures taken at a site for the purposes of preventing or reducing the potential risks to human health and the environment associated with the releases of hazardous substances at the site.
- **Site Mitigation Plan:** A document which specifies the remedial measures that are to be performed at a site. The plan is then submitted to City and State regulatory agencies for their review and approval.



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Three three-story residential buildings over a street-level parking garage are proposed to be constructed by Bridge Housing. Commercial space is proposed for street level retail shops. A landscaped courtyard will be provided within the interior of the site.

The construction at Site K is expected to occur from June 1991 through August 1992. Upon completion of construction, Site K will provide 108 residential units with one to three bedrooms. The development at Site K will provide affordable housing opportunities for the residents of San Francisco and improve the aesthetics of the neighborhood.

SITE HISTORY

In the 1850s, the population of San Francisco began to rapidly increase because of the discovery of gold in the Sierra Nevada. As the population increased, fill was placed in San Francisco Bay from just east of the Golden Gate Bridge to Candlestick Park to facilitate additional commercial developments. As part of the early industrialization of San Francisco, coal gasification plants were located along the waterfront to provide illumination gas for street lighting, and other commercial and residential uses. In the 1860s, Citizen Gas Company began filling in the bay near the Site K to develop a coal gasification plant near the intersection of Townsend and Second Street. The gasification plant operated from 1866 until 1886. A second gas manufacturing facility, Pacific Gas Improvement Company (PGIC), was constructed in the 1880s south of Townsend Street between Second and Third Street. The PGIC plant operated until the early 1900s. The coal gasification plants produced coal tar residues that were directly discharged to the bay and subsequently buried during the ongoing filling operations. Volatile organic compounds, phenols, and polynuclear aromatic hydrocarbons (PNAs) have been detected in samples of the coal tar residue.

In 1906, the great earthquake and fire destroyed the majority of San Francisco. Approximately 3-1/2 square miles of San Francisco was covered with earthquake debris. The debris was relatively worthless for almost any use except as fill and, therefore, the debris fill was placed along the waterfront to provide usable land. The

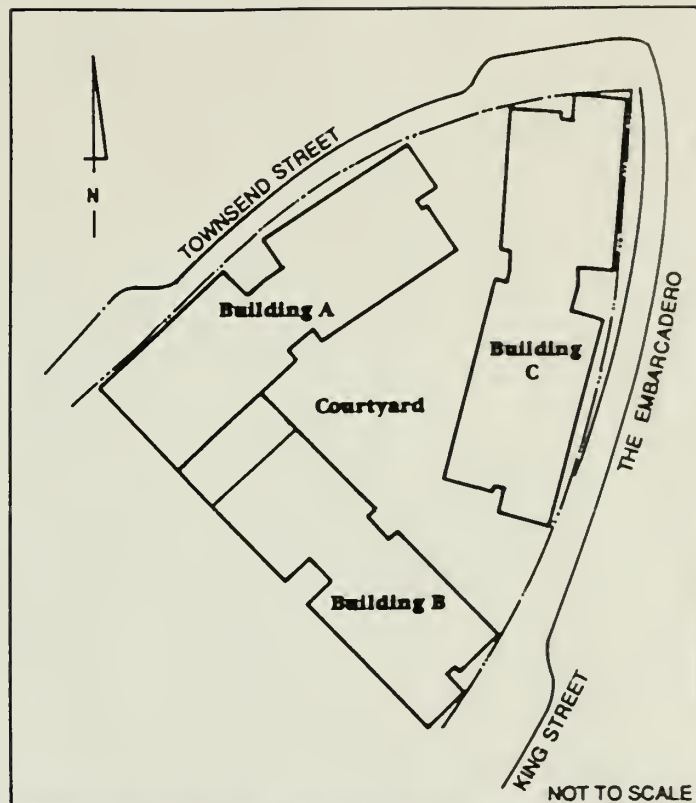


Figure 2. Proposed Development Plan

fill consisted of anything with no commercial value including water-logged hay bales, cement sacks, concrete and brick, rubble, ashes, remnants of ships and wharfs, refuse and other miscellaneous materials. The fill has recently been found to contain elevated levels of heavy metals, especially lead.

The Site K property was under water until the early 1900s. Until the early 1940s, the site was vacant except for the presence of railroad tracks on the southern portion of the site. Since the 1940s Site K has been used by bus, trucking, railroad and ship service companies. Seven underground fuel storage tanks were used as part of the site activities and those seven tanks were removed in 1987.

APPARENT PROBLEM

In 1987, HLA began working at Site K on behalf of the San Francisco Department of Public Works as part of the Emergency Underground Tank Abandonment Program. During the removal of the seven underground fuel tanks, soil and/or

